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Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

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September 27, 2016

To: Supervisor Hilda L. Solis, Chair  
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From: Sachi A. Hamai   
Chief Executive Officer

### **REPORT BACK WITH AN EVALUATION OF AND FUNDING RECOMMENDATIONS ON THE DEPARTMENT OF REGIONAL PLANNING'S PROPOSAL TO UPDATE THE SANTA MONICA MOUNTAINS NORTH AREA PLAN. (ITEM NO. 50, AGENDA OF APRIL 12, 2016)**

On April 12, 2016, the Board of Supervisors instructed the Chief Executive Officer (CEO), during the Fiscal Year 2016-17 Supplemental Changes Budget, to submit a report back that provides an evaluation of and funding recommendations on the Department of Regional Planning's proposal to update the Santa Monica Mountains North Area Plan.

#### Update Plan Overview/Evaluation

The Santa Monica Mountains area is governed by two plans: the Santa Monica Mountains North Area Plan (NAP) and the Santa Monica Mountains Local Coastal Program (LCP). With the certification of the LCP in 2015, comprehensive revisions to the NAP and Santa Monica Mountains North Area Community Standards District (CSD) are needed to ensure that land use regulations and environmental protections are applied consistently and efficiently across these two very similar areas. Moreover, there are a number of NAP policies that have yet to be implemented by the CSD, including development standards for signs, vegetation management, and water resources protection.

The Department of Regional Planning (DRP) is proposing a comprehensive update to the NAP and CSD to address important community concerns that have developed over

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time, as well as to strengthen existing policies to ensure the continued protection of environmental resources and the region's rural and semi-rural lifestyle. Specifically, the comprehensive update includes the review, revision, and update of guiding principles and policies in the following elements: conservation and open space element, safety and noise element, land use and housing element, circulation element, and public facilities element. The update will also include a new implementation program outlining actions to be undertaken by the County and revisions to the CSD to implement NAP policies in the Zoning Code. The NAP and CSD update effort has been initiated by DRP staff and is anticipated to be completed in summer 2018.

The proposed effort to update the NAP and CSD is the most effective way to align land use planning and conservation efforts in the Santa Monica Mountains to incorporate resource protection as a priority. This was the policy direction the Board adopted with the neighboring LCP area. Properties within the NAP often share many of the same sensitive biotic resources as the LCP area. To provide similar resource protection, an update to the NAP is therefore necessary.

#### Funding Recommendations

DRP has requested \$650,000 to secure consultants to prepare the environmental analysis necessary for the final adoption of the Santa Monica Mountains North Area Plan and Community Standards District. DRP does not have the in-house expertise and/or resources necessary to prepare an adequate environmental analysis that is legally defensible for such a comprehensive plan update.

The FY 2016-17 Supplemental Changes Budget includes a recommendation to allocate \$650,000 of one-time carryover funding to DRP.

#### Closing

If you have any questions or need additional information regarding funding of this project, please contact me or your staff may contact Rochelle Goff, at (213) 893-1217, or via email at [rgoff@ceo.lacounty.gov](mailto:rgoff@ceo.lacounty.gov). For project specific information, your staff may contact Mark Child at (213) 974-6457 or [mchild@planning.lacounty.gov](mailto:mchild@planning.lacounty.gov).

SAH:JJ:SK  
MM:RG:AB:kd

c: Executive Office, Board of Supervisors  
County Counsel  
Regional Planning